

Project: 16 High Road, London N22 6BX

Design and Access Statement

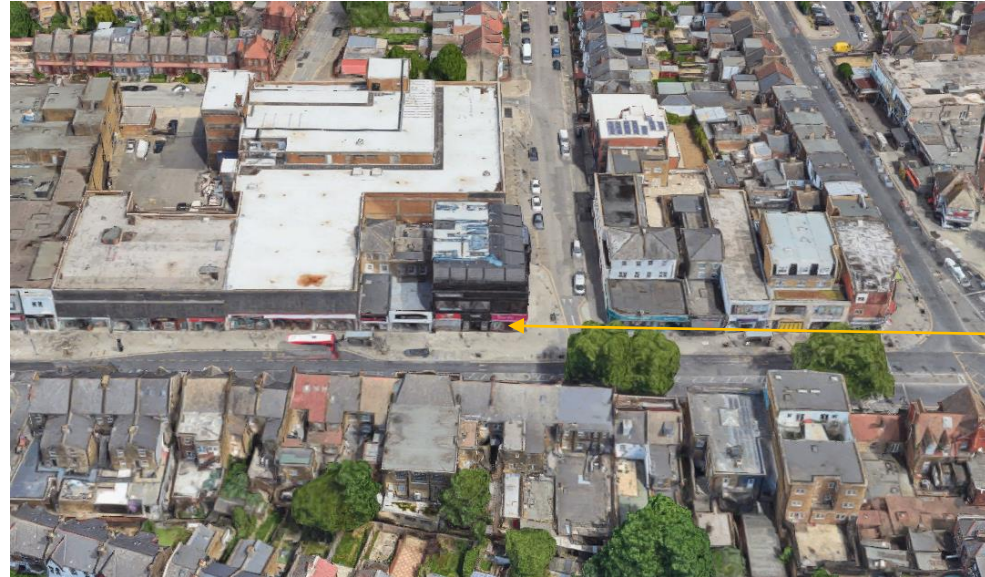
Advance Architecture



This application intends for the shopfront alteration including the installation of three retractable awnings.

1. BACKGROUND AND BRIEF HISTORY

1.1 SITE CONTEXT



16 High Road,
London, N22 6BX

This document is intended to act as an aid alongside the plans submitted in support of this application which is about the shopfront alteration including the installation of three retractable awnings at 16 High Road London, N22 6BX. The premises is located in Wood Green in the London Borough of Haringey Council. The property does not lie within a Conservation Area and has not been characterised as a listed building.

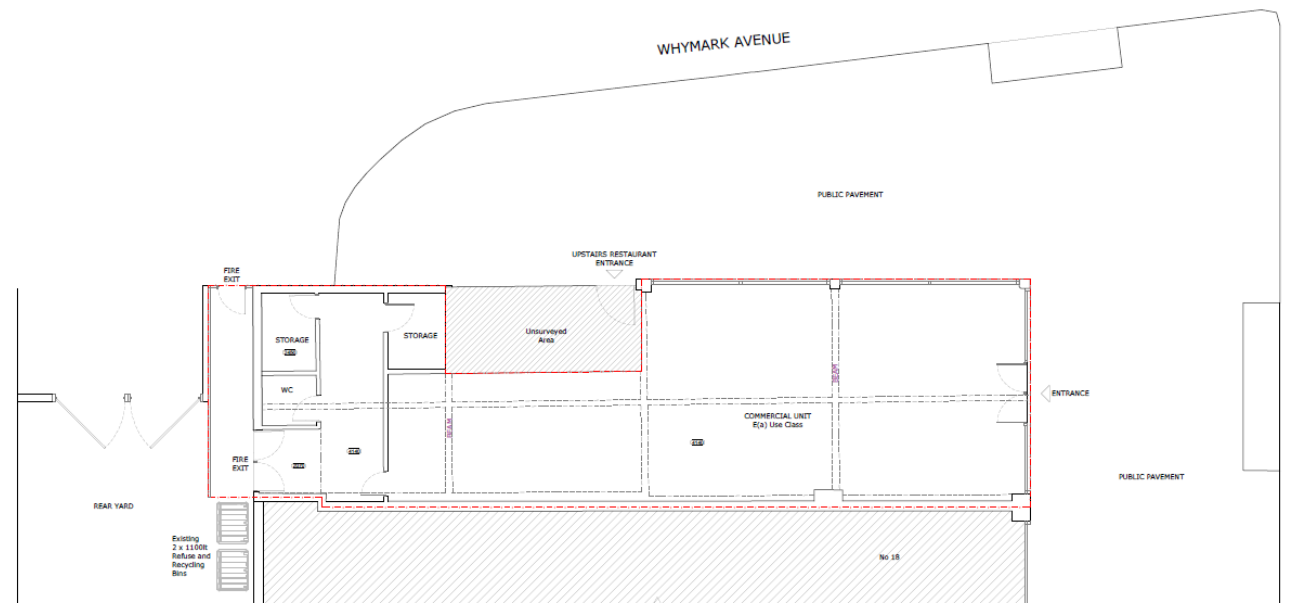
- The immediately surrounding area is predominantly mixed used in character.
- The application site is surrounded by commercial units at ground floor level with residential units above.
- The area is characterised by two and four storey buildings.

1.2 EXISTING BUILDING & USE

This statement should be examined in conjunction with the submitted drawings and documents provided for the planning application.

The application site is located within the postcode of N22, which is a commercial high street and close to The Mall of Wood Green shopping centre. Hence, the access of public transport is very well served in this region as the site is close to Turnpike Underground Station and close to many bus stops.

The premises is situated at a corner plot and is only adjoined to one side at no. 18. The South-West (front) elevation is situated on the High Road and the South-East (side) elevation is situated on Whymark Avenue. The application site concerns only the ground floor commercial premises of the four-storey mixed used building. The ground floor is under the use class E and was occupied by a clothing boutique called Bardo but has been permanently shut down for some time now.



EXISTING GROUND FLOOR PLAN

2. RELEVANT PLANNING & APPEAL HISTORY

2.1 SITE HISTORY

- **HGY/2017/0666**– Approved with Conditions on 25/4/2017
Erection of additional storey to create third floor level to be used as roof garden dining area for existing restaurant.
- **HGY/2015/1644**- Approved with Conditions 29/7/2015
Variation of Condition 2 (plans and specifications) following a grant of planning permission HGY/2014/2443 to include 1m high obscure glazed panels and erection of awnings to existing rear roof area to provide all year round alfresco dining.
- **HGY/2015/0895**- Refused on 30/4/2015
Non-material amendment following a grant of planning permission HGY/2014/2443 to install 1m high obscure glazing to existing parapet building walls and awnings to existing flat roof areas to provide all year round al fresco dining.
- **HGY/2014/2443**– Approved with Conditions 22/10/2014
Change of use of first and second floors from D1 to A3 Restaurant.

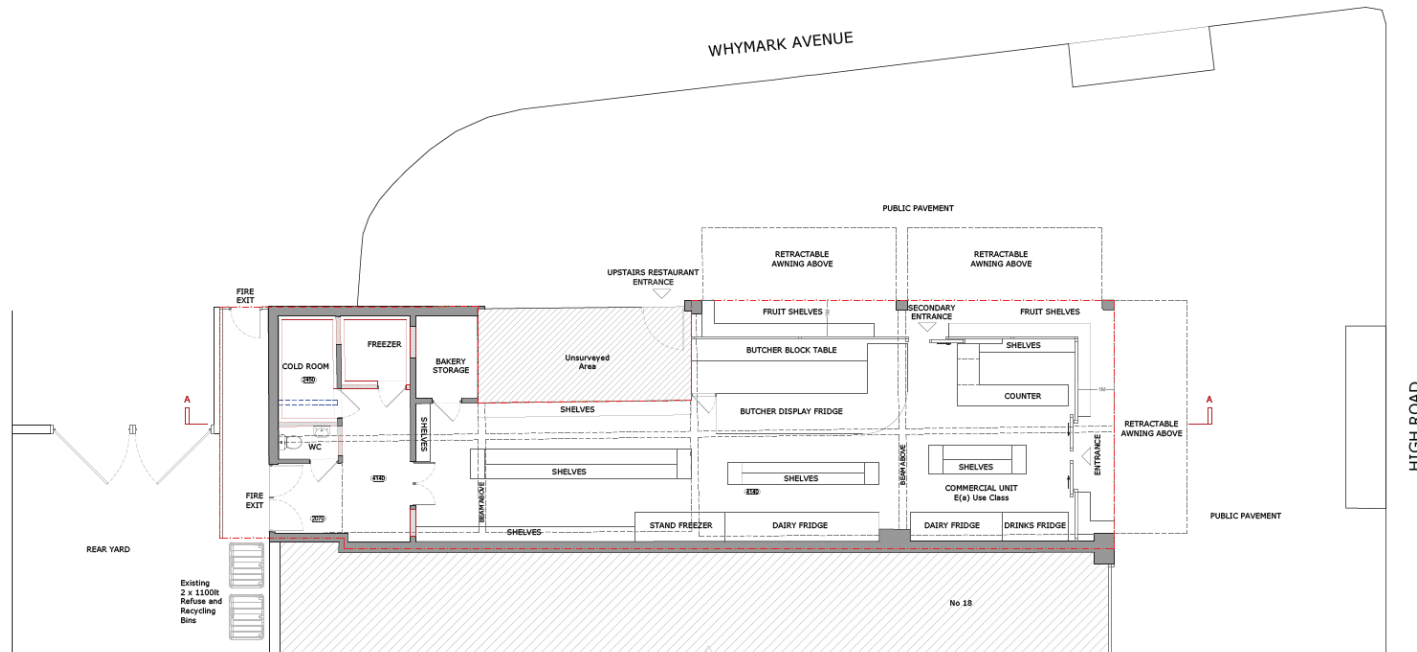
3. DESIGN STATEMENT

3.1 PROPOSAL OVERVIEW

This application intends for the shopfront alteration including the installation of three retractable awnings, at 16 High Road, London, N22 6BX.

The aim of the premises is to be turned into a supermarket and will carry on functioning under the Use Class E. For the supermarket to provide better services to the customers the shopfront will be altered. The existing shopfront will be set back 1m into the shop on the South-West (front) elevation situated on the High Road and will be set back 1m into the shop on the South-East (side) elevation situated on Whymark Avenue. The existing site entrance found on the High Road will be relocated with sliding doors and a new entrance way is proposed on the South-East (side) elevation. Moreover, the application site proposes for three retractable awnings one on the front elevation and two on the side elevation.

The intention of the proposal is to enhance and optimise the existing building's potentiality whilst respecting the existing building's structure and context. The proposal will improve the internal and external and meet all current commercial design standards, being in line with the Local Planning policies and causing no negative interference to the occupants or the neighbourhood.



PROPOSED GROUND FLOOR PLAN

3.2 DESIGN ASSESSMENT

The proposal respects the existing building and its context, where it is located. It has the potential to optimise the internal, comply with the Local Policies and causes no harm to the occupants and customers of the premises and the surrounding neighbourhood. All unit and access arrangement will be maintained and fully comply with the Building Regulations.

4.0 ECONOMIC & EMPLOYMENT BENEFITS

The redesign and changes will have positive impact on the locality. The proposed changes in the interior will result in additional employment to the new premises. This is beneficial for the local job seekers and will support the local employment. The premises causes no harm to the adjoining properties and intend to benefit the immediate and wider surrounding area by increasing the job positions and the visitors of the area.

5.0 ACCESS STATEMENT

The site will be served by the new entrance on the South-West (front) elevation situated on the High Road and the South-East (side) elevation situated on Whymark Avenue. The existing surrounding roads and footpaths are generally in good condition for pedestrians and vehicular access.

Alternative public transport routes are available and are accessible to all personnel and visitors. Site personnel and visitors are always encouraged to use public transport. Good bus services is also available within a short radius of the site.

Public Transport: The site is a 1 minute walking distance from Turnpike Lane underground Station which is located in Zone 3. The station is served by the Piccadilly line which connects the North with the West hence providing services into central London. The site is situated on a well-served public transport road where there are many bus services available at high frequencies to London Bridge, Enfield Island Village and many more regions.

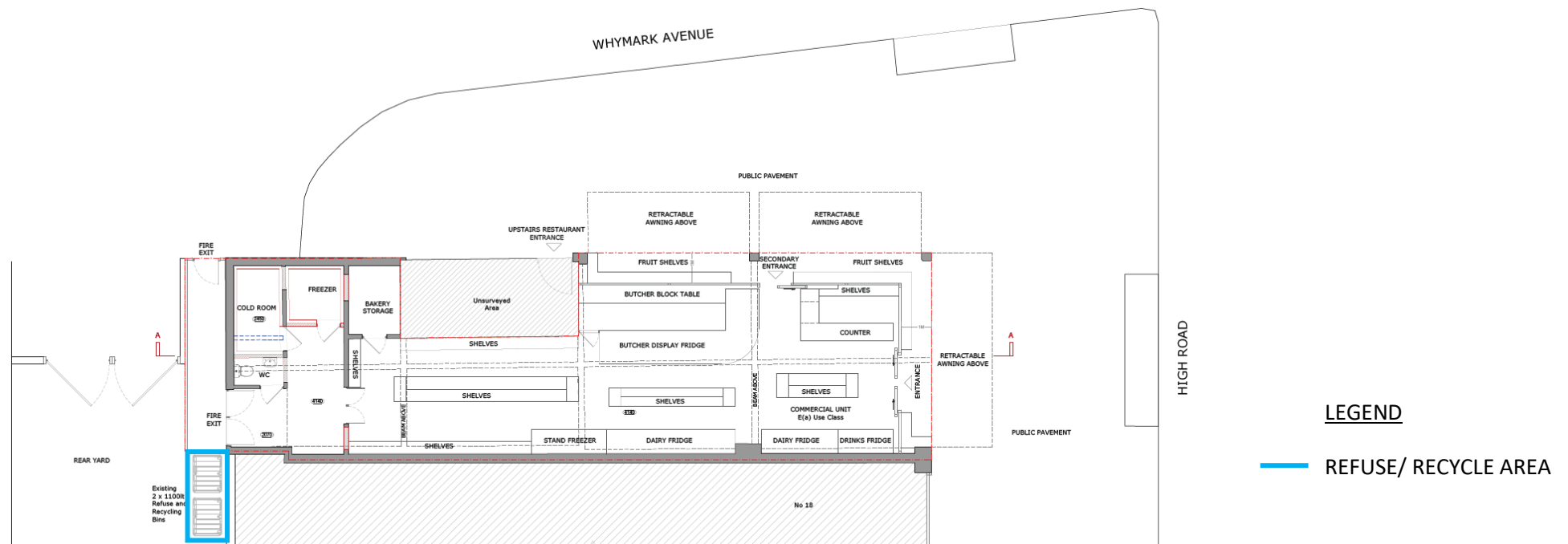


UNDERGROUND STATION ROUTE FROM SITE

6.0 MANAGEMENT OF WASTE, RECYCLING & DELIVERY

The redevelopment of the site has taken into consideration the **Management of Waste, Recycling & Deliveries** and aims to comply fully with the refuse and recycling requirements set out in the Local Planning Policy of Haringey Council. The proposal will have 2 x Eurobins of 1100ltrs, one for refuse waste and one for recycling waste located at the rear yard of the property. The refuse will be made accessible to the waste collectors on the day of collection by a member of staff.

The management will take care of any necessary deliveries and will request for off peak delivery times to not affect the neighbourhood flow. The delivery vehicles engines will be requested to be turned off, to not cause any disturbances for the surrounding environment. The management of the premises will take full responsibility in organising the deliveries which will be delivered via the rear part on Whymark Avenue which can be joined on from Bury Rd.



PROPOSED GROUND FLOOR PLAN SHOWING REFUSE AND RECYCLE STORAGE AREA

7.0 CONCLUSION

This application intends for the shopfront alteration including the installation of three retractable awnings. The application site only concerns about the ground floor premises of the four storey building at 16 High Road, London, N22 6BX. The site is located on a commercial High Road and the proposed premises intends on becoming a supermarket.

For the supermarket to provide a high quality service to the customers the shopfront which will be set back 1m into the shop on the South-West (front) elevation situated on the High Road and will be set back 1m on the South-East (side) elevation situated on Whymark Avenue. The existing site entrance found on the High Road will be relocated with sliding doors and a new entrance way is proposed on the South-East (side) elevation. Furthermore, the application site also seeks for the approval of three retractable awnings one on the front elevation and two on the side elevation.

The intention of the proposal is to enhance and optimise the existing building's potentiality whilst respecting the existing building's structure and context. The proposal will improve the internal and external and meet all current commercial design standards, being in line with the Local Planning policies and causing no negative interference to the occupants or the neighbourhood.

The relevant waste, recycling and delivery management system has been established and any unwanted waste will be stored away in the Eurobins located at the rear, which will be accessible on the day of collection. The management will take care for deliveries to take place during off peak hours and the goods will be dropped off at the rear part.

The development will be sustainable, durable, safe and inclusive improving the quality, clarity and sense of spaces inside the shell of the building and improving the exterior appearance which will be in line with the current environment.

In conclusion, it is believed that this proposal provides clear, safe and useful alterations to the premises which are aesthetically acceptable as a whole and therefore, the approval of this application should be granted.

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APPENDIX



Existing South-West (front) elevation
situated on the High Road



Existing South-East (side) elevation
situated on Whymark Avenue